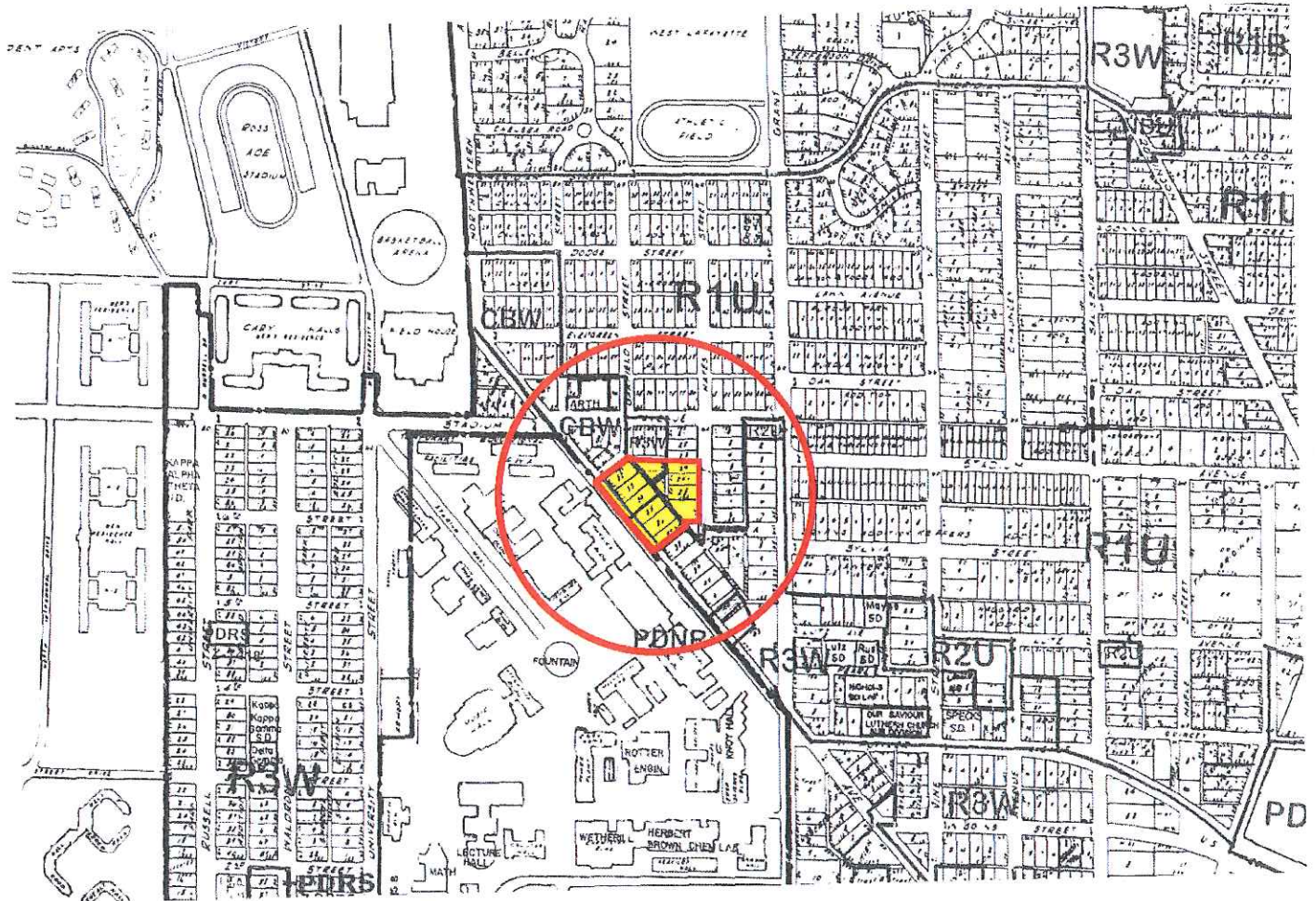

Z-2460
PURDUE RESEARCH FOUNDATION
516 NORTHWESTERN AVENUE
PLANNED DEVELOPMENT
R1U, R3W, CBW
TO PDNR

STAFF REPORT
August 11, 2011

Z-2460
PURDUE RESEARCH FOUNDATION
(CWI/R3W/R1U to PDNR)



Z-2460

**PURDUE RESEARCH FOUNDATION
516 NORTHWESTERN AVENUE DEVELOPMENT 2011
R1U, R3W, CBW to PDNR**

**Staff Report
August 11, 2011**

REQUEST MADE, PROPOSED USE, LOCATION:

The owner/petitioner, Purdue Research Foundation represented by attorney Joseph Bumbleburg, is requesting PDNR zoning on 2.27 acres in West Lafayette for the 516 Northwestern Avenue PD (formerly known as Wang Hall). The project consists of a four-story, nonresidential mixed-use building containing approximately 145,000 square feet for an academic hall, retail and office uses. A 78-space surface parking lot is also proposed, with additional parking being provided in an adjacent parking garage. The property is located at 516 Northwestern Avenue, West Lafayette, Wabash 19(NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

With the exception of the Purdue Exponent Planned Development (Z-1278) approved in 1987, the current mix of commercial and residential zoning surrounding the subject property has remained relatively unchanged in this portion of the New Chauncey Neighborhood. Purdue's campus is directly west, across Northwestern Avenue from the site while R1U and R3W lies to the east. CBW, R1U and R3W is in place to the north of the subject property while PDNR and additional R3W zoning exists to the south.

AREA LAND USE PATTERNS:

Part of the subject property (the portion presently vacant) contained the Phi Kappa Tau fraternity; this building was sold to the Purdue Research Foundation in 2005 and has since been razed. The remaining portions of the subject property contain a Purdue Employees Federal Credit Union branch (which will have a place in the new building) and houses converted into apartments. North of the subject property is a McDonald's restaurant along with additional converted apartment homes; to the south are a Purdue University parking garage and the Purdue University Visitors Center. A mix of apartments and both owner-occupied and rental homes lie to the east.

TRAFFIC AND TRANSPORTATION:

Northwestern Avenue is classified as a primary arterial according to the adopted *Thoroughfare Plan*. The proposal calls for removing all existing curb cuts from Northwestern, where there will be no vehicular access. All vehicular access will be off of Hayes Street, to the east. An alley, presently running north/south through the site, will be vacated.

A maximum of 220 parking spaces are being provided with 78-spaces in an on-site surface parking lot and the remainder being provided in the adjacent parking garage.

The parking for the planned development is structured with some flexibility. For instance, it allows the Administrative Officer of West Lafayette to permit reductions in the amount of required parking. To do so, the planned development owner must be able to demonstrate, in a parking report capturing at least 2-years worth of data, that the present allocation of spaces is underutilized. The Administrative Officer may also require changes to the parking allocation if a parking problem is discovered.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities and Indiana American water are available to serve the site. A total of 13.3% of the site is being reserved as green open space and the inclusion of a rain garden in a prominent area of the parking lot will not only enhance the landscaping for the project, it will also positively contribute to stormwater management as well.

STAFF COMMENTS:

The 516 Northwestern Avenue Planned Development represents a significant and positive change in the history of redevelopment in the New Chauncey Neighborhood. Purdue University, rather than simply acquiring land and developing outside of local zoning regulations, has instead sought to partner with the Purdue Research Foundation and build a project that is rooted in the community, sensitive to its neighbors, and innovative in its design both architecturally and in terms of the site layout.

The project is designed with the pedestrian in mind. There are numerous areas on both frontages of the building for outdoor seating in appropriately landscaped and hardscaped environments. The wider sidewalk, improved streetscape and an emphasis on pedestrian amenities planned for the Northwestern Avenue frontage will likely set the tone for all other redevelopments along this section of Northwestern. Apart from the academic and office uses, the planned development also provides a commitment to ground-floor retail; this represents a further enhancement to the pedestrian environment and to neighborhood business development.

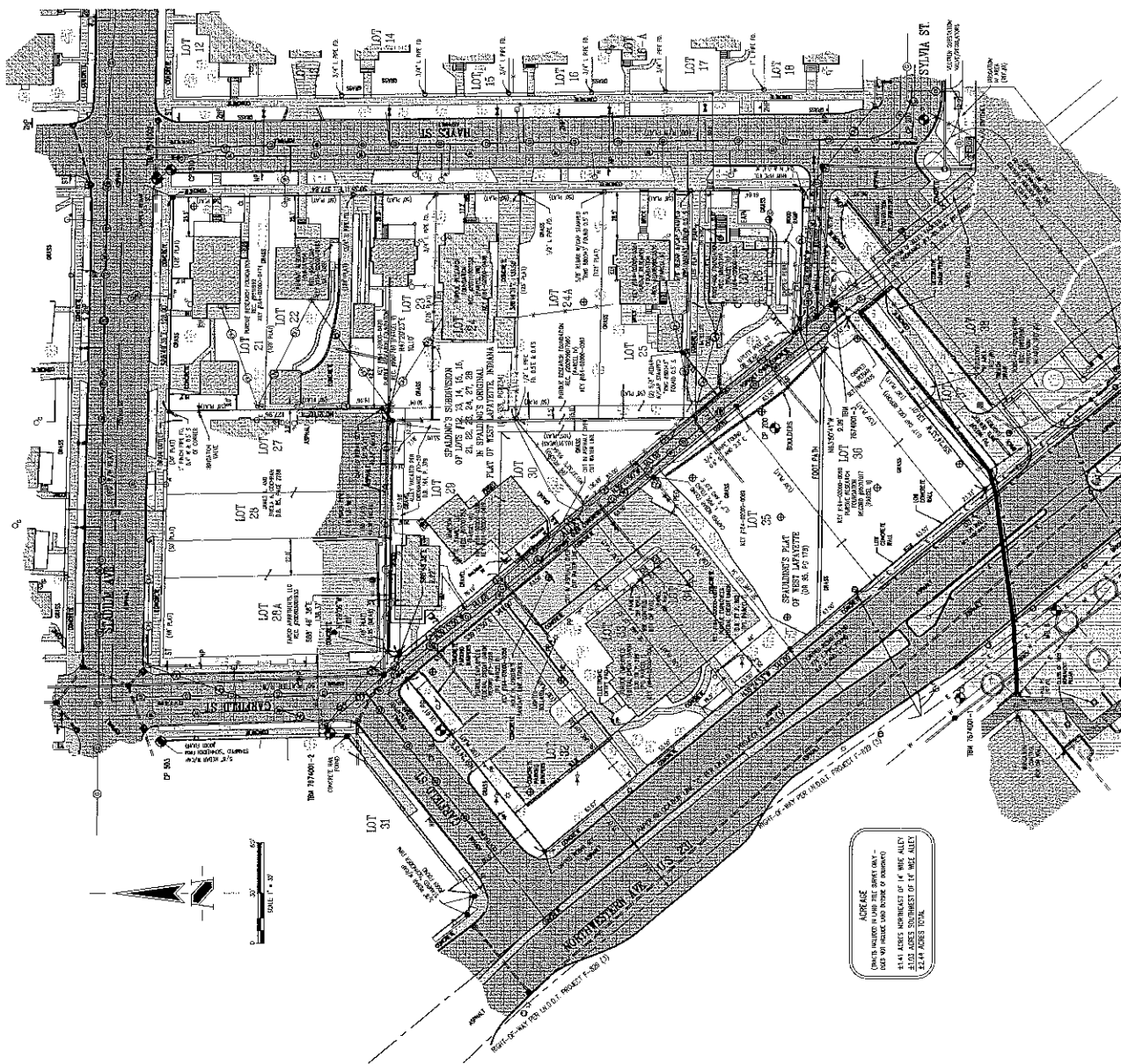
It is staff's opinion that the 516 Northwestern Avenue Planned Development achieves a proper balance in meeting the needs of the university while providing a development that is appropriate in scale and use for this section of the Northwestern Avenue corridor in the New Chauncey Neighborhood.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator;

6. Recordation of the alley vacation shall be completed prior to Final Detailed Plan approval and recordation.
7. A traffic maintenance plan shall be submitted with the Final Detailed Plans, subject to the approval of the Administrative Officer of the City of West Lafayette.



ACRES	ACRES
±1.41 ACRES NORTHEAST OF 1 st WIDE ALLEY	±1.03 ACRES SOUTHWEST OF 1 st WIDE ALLEY
±2.48 ACRES TOTAL	

EGEND

- [illegible]

UTILITY NOTE:

UTILITY LOCATIONS REQUESTS WERE SUBMITTED TO AEP/CS ON OCTOBER 29, 2003, NOVEMBER 22, 2000 AND APRIL 14, 2001. THE FOLLOWING ARE THE AEP/CS FILE NUMBERS FOR THE REQUESTS: 0910291528, 0910291573, 1901221335 AND 0910414667. SOME OF THE UTILITY LINES SHOWN HEREON MAY BE FOR FIELD WORKINGS BY THE RESPECTIVE UTILITY COMPANIES.

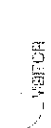
NOTE.

NOTE: THE BUILDING LOCATIONS SHOWN HEREON ARE BASED ON STANDARD RADIAL SURVEYING LOCATIONS OF SELECT CONCEPTS. THESE LOCATIONS MAY BE CORRECTED IN THE FOLLOWING FILE BY NEW NODE LOCATIONS. THE REST OF THE BUILDING LINES ARE SHOWN IN POSITIONS BASED ON OBJECT BUILDING FACE MEASUREMENTS IN RECORD DRAWINGS. THE FINISHED FLOOR ELEVATIONS ARE TAKEN IN THE GENERAL AREAS INDICATED ON THE SURVEY. MORE SPECIFIC LOCATIONS AND DETAILS THAT MAY BE NECESSARY, SHOULD BE REQUESTED SEPARATELY.

SIGN ABBREVIATIONS

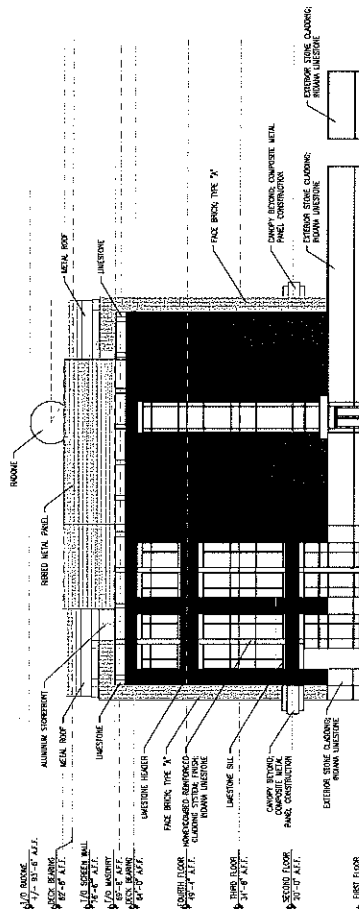
ST = STOP
 NONE = DO NOT ENTER
 HD = HOV 3+
 PEP = PEDESTAL PARKING
 PEP2 = PEDESTAL PARKING
 ZHP = 2 HOUR PARKING
 NUT = NO "T" TURN
 EMP = EMPLOYEE ASSISTANCE PROGRAM
 12 = 12' MIN. ALLEY ZONE
 STR = STREET NAME(S)
 BUS = BUS STOP
 PLY = PLYMOUTH CROSSING

SEE SHEET B102 FOR CERTIFICATION,
SURVEYOR'S REPORT, AND LAND DESCRIPTIONS

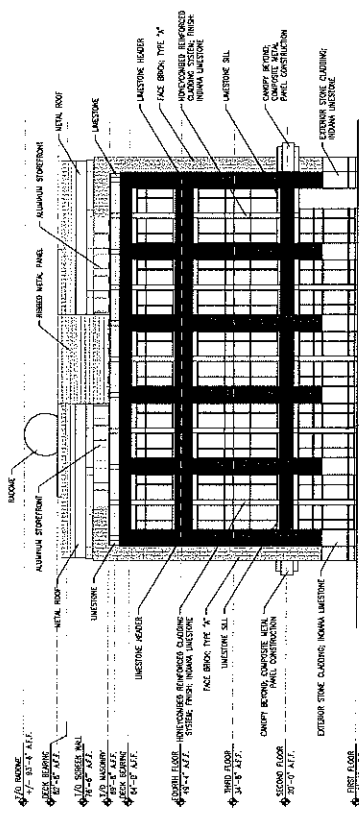


NOTE: To be installed if existing street trees cannot be saved.
J.I.F. with Landscape Architect and City representative.

1
1001
SCALE: 1/16" = 1'-0"
WEST ELEVATION



1. SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



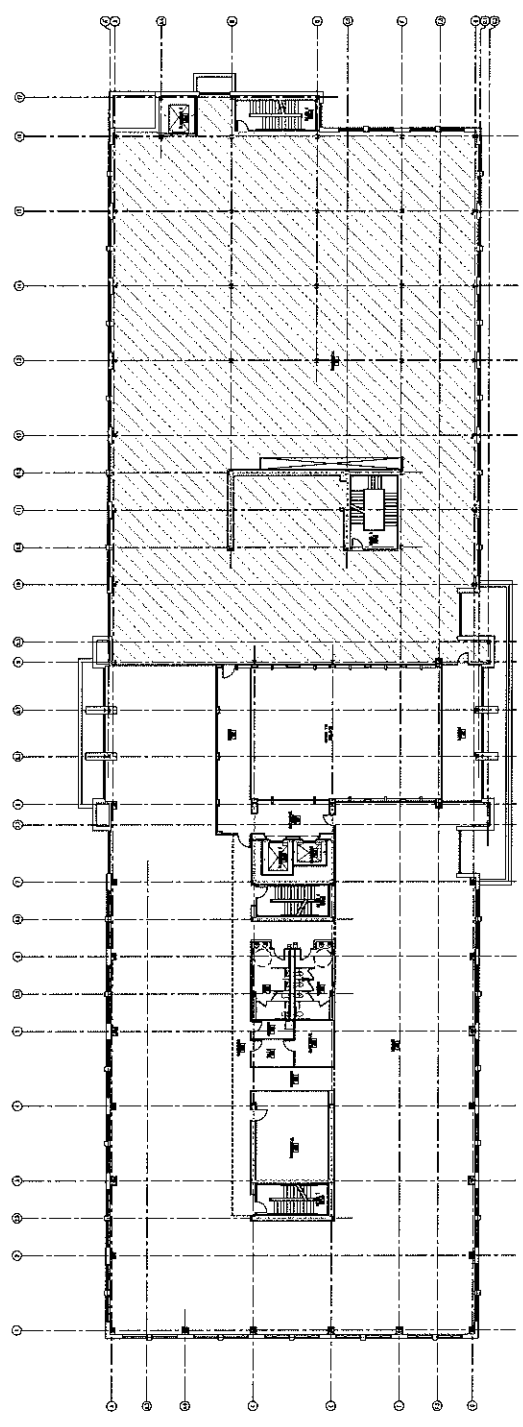
2. NORTH ELEVATION
SCALE: 1/4" = 1'-0"

516 NORTHWESTERN AVENUE PLANNED DEVELOPMENT
West Lafayette, Indiana

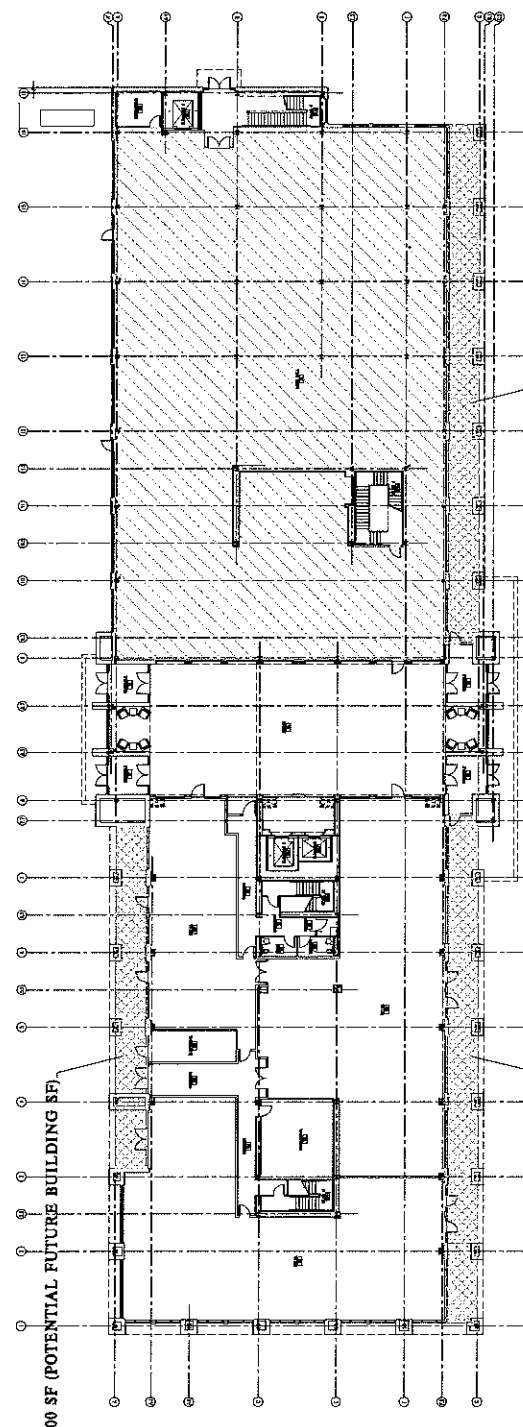
Project: 10138

First & Second Floor Plans

Project Number: 10138



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

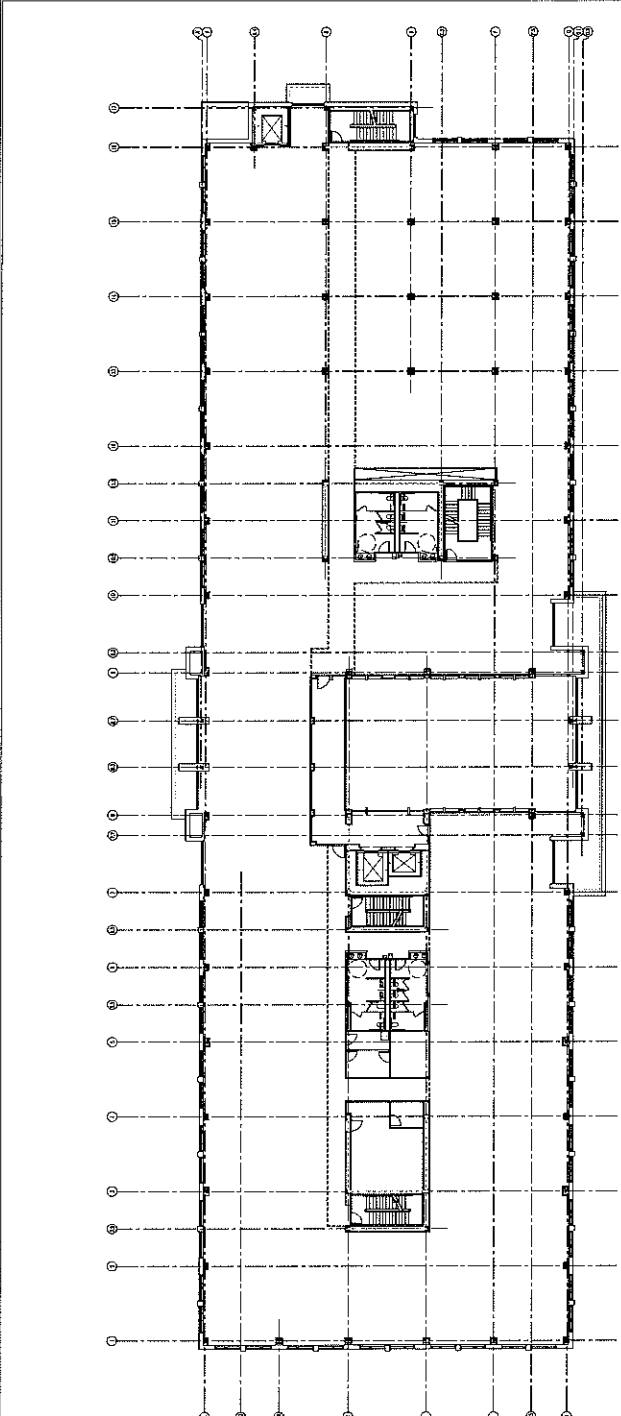
BUILDING SQUARE FOOTAGE

	USF	CSF	GSF
RETAIL	9,764 (4,000 MIN.)	2,897	12,661
OFFICE	57,215	10,359	67,574
TRIUM	3,424	7,772	11,196
WANG HALL	49,705	3,616	11,196
TOTAL	120,108	24,644	144,752

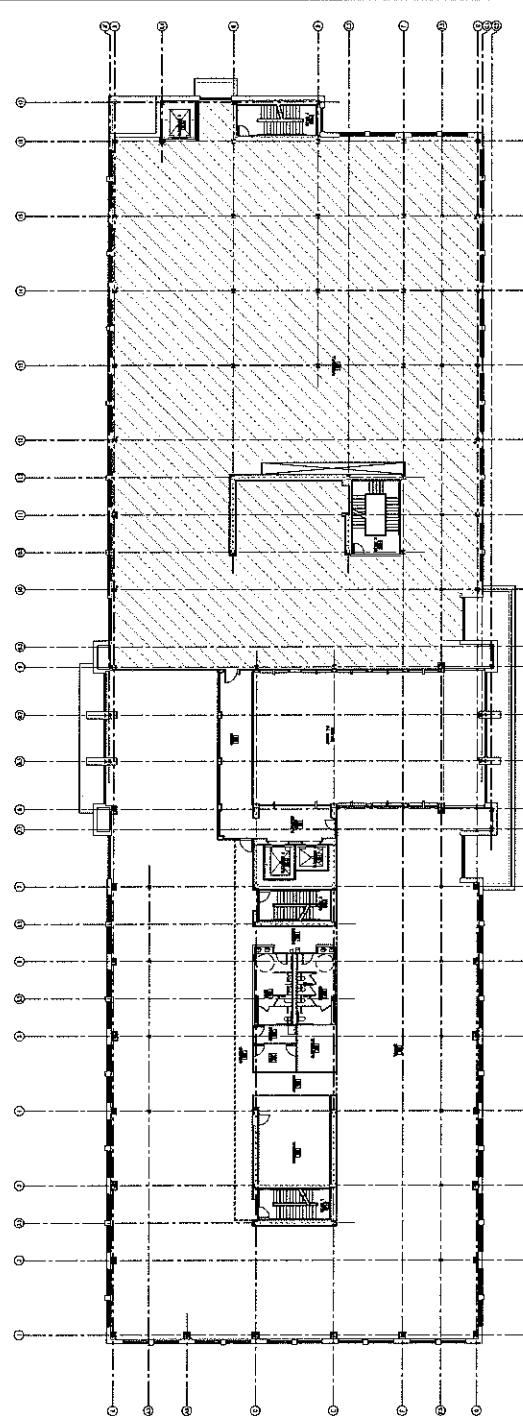
USF = USABLE SQUARE FEET
 CSF = CURABLE SQUARE FEET
 GSF = GROSS SQUARE FEET

900 SF (POTENTIAL FUTURE BUILDING SF)

1,300 SF (POTENTIAL FUTURE BUILDING SF)



FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"
NORTH



THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"
NORTH

BUILDING SQUARE FOOTAGE

	USF	CSF	GSF
RETAIL	9,764 (4,000 MIN.)	2,897	12,661
OFFICE	57,215	10,359	67,574
ATRIUM	3,424	7,772	11,196
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TOTAL	120,108	24,644	144,752

USF = USABLE SQUARE FEET
CSF = COMMON SQUARE FEET
GSF = GROSS SQUARE FEET

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1000 W. 10TH AVENUE, SUITE 200
WEST LAFAYETTE, IN 47906-1399
PH: 765/498-2222 FAX: 765/498-2223
www.csoarchitects.com

SEAL: Robert C. Cummings, Inc.
Professional Engineer
No. 123456789
Exp. 12/31/2024
State of Indiana

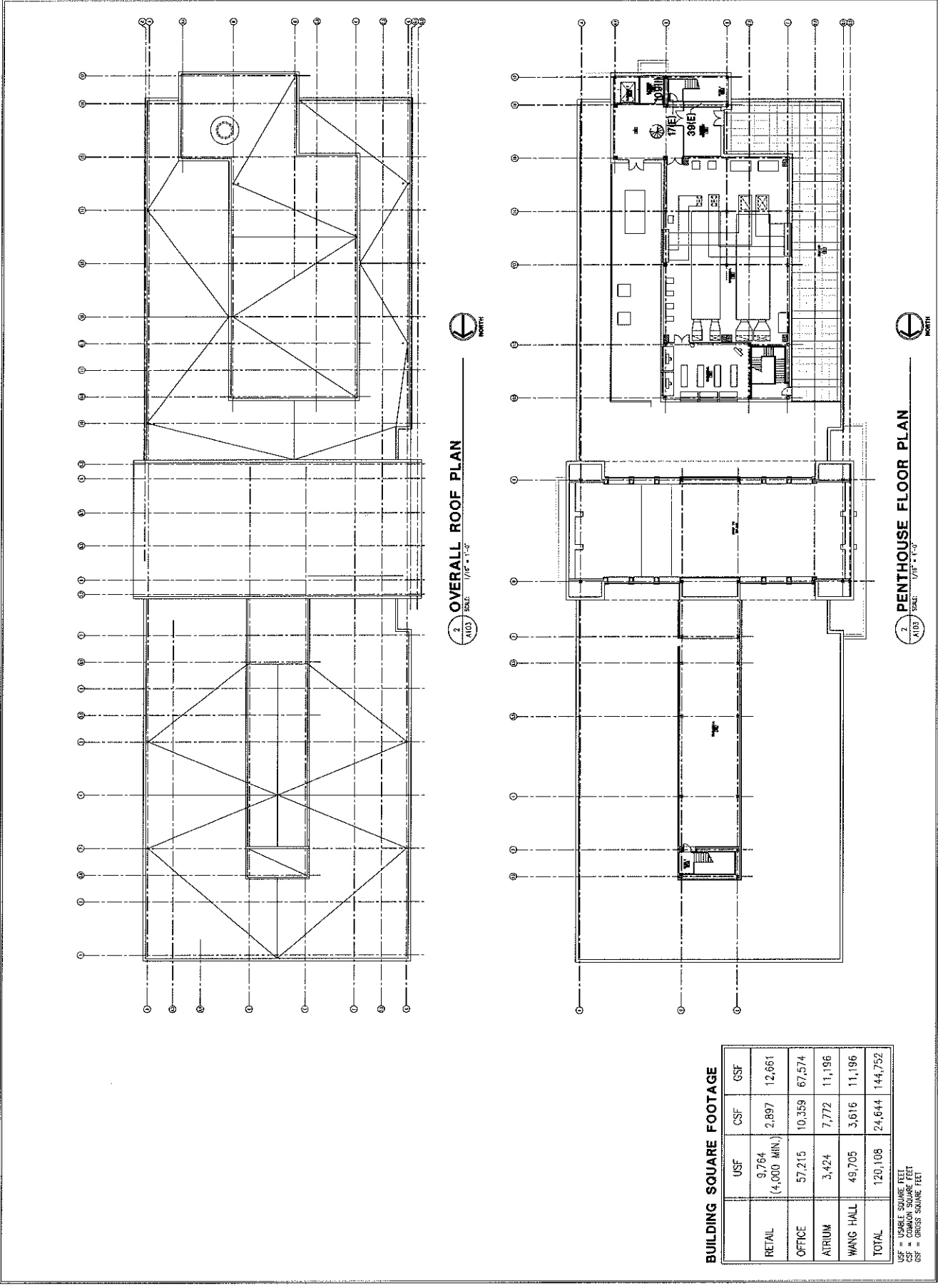
SEAL: Robert C. Cummings, Inc.
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State of Indiana

PROJECT: 516 NORTHWESTERN AVENUE PLANNED DEVELOPMENT
516 NORTHWESTERN AVENUE
West Lafayette, Indiana

Scale: 1/8" = 1'-0"

Sheet Title: PENTHOUSE AND ROOF PLANS
Sheet Date: 08/28/2024
Drawn By: A.M.
Checked By: J.M.
Scale: 1/8" = 1'-0"

Drawing Number: A103
Project Number: 10138



BUILDING SQUARE FOOTAGE

	USF	CSF	GSF
RETAIL	9,764 (4,000 MIN.)	2,897	12,661
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